



**THE INDEPENDENT PRICING AND REGULATORY TRIBUNAL OF NSW**  
**APPLICATION FOR A SPECIAL VARIATION**  
**TO GENERAL INCOME**

Under Section 508A of the *Local Government Act 1993*  
2014/15

**SECTION 508A APPLICATION FORM**  
**PART A (Updated 1 April 2014)**

Before completing this form, you **MUST** read the  
Division of Local Government's  
*Guidelines for the preparation of an application for a  
special variation to general income*

Guidelines are available on the Division's website at [www.dlg.nsw.gov.au](http://www.dlg.nsw.gov.au).

**NOTE:** This part of the application must be completed in conjunction with Part B  
(Special Variation Application Form 2014/15 - Part B)

**Instructions**

Section 508A allows a council (you) to increase general income by a percentage that is greater than the rate peg each year, up to a maximum of 7 years. You must identify the percentage increase requested for each year inclusive of the rate peg. You must also identify percentage increases in minimum rates for each year, if the increases exceed the statutory limit.

*Note: IPART can approve a percentage increase to minimum rates above the statutory limit that differs from the special variation percentage increase as long as you have justified and properly consulted on that percentage. See Attachment 4 of the Guidelines for further details.*

Both Part A and Part B of the application should be submitted to IPART (us) via the Council Portal on our website at [www.ipart.nsw.gov.au](http://www.ipart.nsw.gov.au). A hardcopy should also be forwarded to us (see Guidelines for details).

Part A consists of 7 worksheets:

- ▶ **Worksheet 1 (Identification):** Identifies your council and a council contact officer, collects information on any special variations (SVs) due to expire and summarises the cumulative impact of the SV and the impact on minimum rates.
- ▶ **Worksheet 2 (current year Notional General Income):** Calculates your Notional General Income for the current year (year 0 in the application, 2013/14).
- ▶ **Worksheet 3 (first year Notional General Income):** Calculates your proposed Notional General Income for next year (year 1 in the application, 2014/15).
- ▶ **Worksheet 4 (Calculation):** Calculates your Permissible General Income based on the 1st year SV percentage and Crown land adjustments, plus other income adjustments in 2014/15.
- ▶ **Worksheet 5a (Impact on Rates 1):** Calculates the average annual and cumulative increase in rates for each category/sub-category for each year of the SV, with and without the SV.
- ▶ **Worksheet 5b (Impact on Rates 2):** Collects the assessment numbers in the 3 main ordinary rate categories for different land values in year 1 and the proposed rates across this distribution (ie, midpoints of each land value range) for each year of the SV.
- ▶ **Worksheet 6 (Additional SV Income and Expenditure):** Collects how you intend to use the additional funds (above the rate peg) from the SV.

Step-by-step instructions on completing the worksheets are provided below.

## Worksheet 1 - Identification

- ▶ Select the date for the first year of the application (M3).
  - ▷ Selecting the date from the drop down list, automatically populates the date fields on Worksheet 1 (WK1), WK5 and WK6.
- ▶ Select the requested no. of years (2 to 7) of income increases in the application (K16).
- ▶ Answer the questions about expiring SVs (K17 to K22).
  - ▷ If the council does not have any SVs due to expire in the period of the requested SV and the answer is "No" in K17, leave other fields in this section blank.
- ▶ Enter the rate peg for 2014/15 in E34 as announced by us in late 2013.
  - ▷ The worksheet automatically assumes a rate peg of 3% for each of the forward years. (If the rate peg turns out to be different from that assumed, the % increase in general income with an approved SV does not change.)
- ▶ The percentage increase in general income needed in year 1 of the application (D34) will automatically populate from WK4 (F23) when it is completed.
  - ▷ The cumulative increase in general income due to the SV inclusive of the rate peg will populate automatically in WK1.
- ▶ Refer to WK4 to enter in any deduction for an SV which is due to expire on 30 June 2014 in the calculation of permissible general income in year 1.
  - ▷ This dollar amount is linked to cell E46 in this worksheet.
  - ▷ This amount needs to be verified by the DLG before the application is submitted to us.
- ▶ Enter the requested percentage increases in general income (inc. rate peg) from year 2 (D35 to D40).
  - ▷ The annual and cumulative increases in permissible general income will populate once WK2, WK3 and WK4 have been completed.
- ▶ Enter in the value of any expiring variation from year 2 (2015/16) if it is due to expire at the end of any financial year within the period of the requested SV (E47 to E52).
  - ▷ Any amount needs to be verified by the DLG before the application is submitted to us.
  - ▷ The other Permissible General Income calculations will populate automatically when WK4 is completed.

## Worksheet 2 - Notional General Income 2013/14

This worksheet calculates the Notional General Income for the previous year, by applying the rating structure used in the previous year to land values, adjusted by supplementary valuations received during that year. The calculations should be checked with DLG before applying to us.

Any inclusion in WK2 as a "supplementary valuation" must agree with Section 4 of the valuation of Land Act 1916.

## Worksheet 3 - Notional General Income 2014/15

This worksheet calculates the proposed Notional General Income. It should apply the rating structure, including the proposed SV increase, to land values adjusted by supplementary valuations received during the year.

The rating structure entered here must be checked by the DLG and reflect the Draft Operational Plan.

## Worksheet 4 - Calculation

This worksheet calculates Permissible General Income and the value of the proposed SV after taking into account various adjustments. Income adjustments and expiring SV amounts are to be verified by the DLG before the application is submitted to us.

Select Council Name

508A

### WORKSHEET 4

#### PERMISSIBLE GENERAL INCOME CALCULATION

**Note: Council must check all income adjustments and expiring variation amounts with the DLG before submitting their application to IPART.**

Prior year Notional General Income -

**Less:** Decrease from expiry of a prior special variation.

Adjusted first year Notional General Income \$ -

**Plus:** Rate peg increase - first year 0.00% 0

**Plus:** Additional increase - first year

**Plus:** Crown Land adjustment - first year 0.00%

**Total special variation - first year 0.00% \$ -**

#### Other First Year Adjustments:

(If known - Refer to advice from the Division)

**Plus/Minus** Prior year Catchup/Excess

**Minus:** Valuation Objections claimed in prior year

Total Adjustments -

**First year Permissible General Income \$ -**

**Total Notional General Income (WK3) 0**

**LESS:** Valuation Objection Income - Proposed to be recouped in this year (WK3) 0

**NET First year Notional General Income \$ 0**

Anticipated Catchup/(Excess) in the first year \$ 0

#### Expiring SV

If the council has an SV due to expire on 30 June 2014, Notional General Income must be reduced before calculation of Permissible General Income in 2014/15.

Consult with the DLG on the correct figure.

#### Additional Percentage Increase

Enter the additional percentage increase in general income being sought, excluding any other income adjustments.

#### Crown land adjustment

Crown land claims will increase your Permissible Income. Enter in the \$ amount of any Crown land adjustment here. This will automatically calculate the (rounded) % amount to be included in the final special variation % for consideration by us.

Note that applications for Crown land adjustments still need to be made separately to DLG.

#### Other adjustments

There are 2 other possible adjustments that are not included in the SV% but will affect Permissible General Income.

1. Prior year result :This is the catch-up or excess amount from the previous year, as advised by DLG.

2. Valuation Objections: If you successfully claimed valuation objections in the previous year, Permissible General Income must be reduced by that amount (to strip out the additional income that was claimed from the revenue base).

## Worksheet 5a - Impact on Ratepayers (part 1)

This worksheet is designed to show the minimum rate increases with the proposed SV, and the average rate increase per sub-category (ordinary and special rates), with and without the proposed SV.

It also shows the increases in annual charges over the period of the variation.

All shaded areas on this schedule will calculate automatically from the data entered.

### Ordinary and Special Average Rates

Enter in the average rates per sub-category as if the SV were not approved (only the rate peg would then apply) AND the average rates as if the SV were approved as requested.

### Annual Charges

Enter any proposed annual charges for each year of the proposed variation.

### Note:

1. Average rates equal total income in a category or sub-category divided by the number of assessments in that same category or sub-category.
2. Rates should be reduced for any expiring SVs so that the net change in rates is measured.

## Worksheet 5b - Impact on Ratepayers (part 2)

This worksheet shows the distribution of ordinary rates across different land values and how different (ordinary) ratepayers will be impacted by the proposed SV, depending on the value of their land.

Enter the number of assessments in the ordinary rating categories (residential, business farmland, mining) across various land value ranges in 2014/15, and the rate levels across different land values in each year of the application, with and without the proposed SV.

If you have had a general revaluation of land during the prior year this spreadsheet will not accurately reflect the impact on ratepayers in year 1. We will take this into account when using this worksheet. Please complete the tables using the number of assessments from the first year of the SV (2014/15).

## Worksheet 6 - Proposed Additional SRV Income and Expenditure

This worksheet is designed to show how the council proposes to use the additional funding above the rate peg generated from the SV.

**\* This worksheet is not protected to allow the council flexibility to add or delete rows.**

The worksheet automatically calculates additional SRV income in Years 1 and 2.

Councils must complete the additional SRV income rows for years 3 to 10.

Councils must enter each category of expenditure, and if applicable, individual program/project names, in column C under one of the headings provided.

The spreadsheet will calculate the difference between the additional income from the special variation and what it is spent on. A positive difference means that the additional income is not all spent on opex or capex.

**\* Part B of the application provides councils with the opportunity to explain their expenditure plans and the impacts on their financial position.**

Enquiries regarding the completion of this application should be directed to:

**Dennis Mahoney**      02 9290 8494  
[dennis\\_mahoney@ipart.nsw.gov.au](mailto:dennis_mahoney@ipart.nsw.gov.au)

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Issue Date: 09/13



# APPLICATION FOR SPECIAL VARIATION TO GENERAL INCOME COMMENCING IN

## Section 508A - Part A

2014/2015

### WORKSHEET 1

Council Name:

Contact Details:

Name:

Position:

Telephone:

Email:

#### Expiring special variations (SVs)

1. For how many years is the council requesting % increases as part of this application?

2. Does the council have any existing special variations due to expire over this period?

If so, the amounts of expiring special variations must be entered in WK4 and/or cells E46 to E51 below.

4 years

No

#### Requested annual percentage increases

Any special variation % increase for a given year approved by IPART is the total increase permitted in a council's general income, before adjustments are made for catch ups/excesses and valuation objections.

Note: Approved SV% increases do not change if the actual rate peg turns out to be different from that assumed for a particular year.

		Annual % increase		Cumulative % increase		
		SV (inc. rate peg)	Rate peg only	SV (inc. rate peg)	Rate peg only	Above the rate peg
Y 1	2014/15	6.00%	2.30%	6.00%	2.30%	3.70%
Y 2	2015/16	6.00%	3.00%	12.36%	5.37%	6.99%
Y 3	2016/17	6.00%	3.00%	19.10%	8.53%	10.57%
Y 4	2017/18	6.00%	3.00%	26.25%	11.79%	14.46%
Y 5	2018/19					
Y 6	2019/20					
Y 7	2020/21					

#### Increase in Permissible General Income (PGI)

	Notional General Income	Expiring Special Variation	Adjusted Notional General income	Special Variation % increase requested	Notional General Income after SV% applied	Other 1st-year adjustments	Permissible General Income (PGI)	Annual % increase in PGI	PGI if only the Rate Peg applied	PGI if expiring SV renewed and Rate Peg applied
Y 0	2013/14						42,296,300		42,296,300	42,296,300
Y 1	2014/15	42,296,300	42,296,300	6.00%	44,834,078	- 43,625	44,790,453	5.90	43,225,490	43,225,490
Y 2	2015/16	44,790,453	44,790,453	6.00%	47,477,880		47,477,880	6.00	44,522,254	44,522,254
Y 3	2016/17	47,477,880	47,477,880	6.00%	50,326,553		50,326,553	6.00	45,857,922	45,857,922
Y 4	2017/18	50,326,553	50,326,553	6.00%	53,346,146		53,346,146	6.00	47,233,660	47,233,660
Y 5	2018/19									
Y 6	2019/20									
Y 7	2020/21									
Total rise in PGI - in \$ terms							11,049,846			
							- in % terms	26.12%		

#### Cumulative Increase in PGI

	Cumulative PGI under the SV	Cumulative PGI under the Rate Peg	Cumulative rise in PGI above the Rate Peg	Cumulative rise in PGI if expiring SV renewed and Rate Peg applied	Cumulative rise in PGI above renewed ESV and Rate Peg
Y 0	2013/14				
Y 1	2014/15	44,790,453	43,225,490	1,564,963	43,225,490
Y 2	2015/16	92,268,333	87,747,744	4,520,589	87,747,744
Y 3	2016/17	142,594,885	133,605,666	8,989,219	133,605,666
Y 4	2017/18	195,941,031	180,839,325	15,101,706	180,839,325
Y 5	2018/19				
Y 6	2019/20				
Y 7	2020/21				
8.35% Total % rise in PGI under the SV that exceeds the rise in the PGI under renewed ESV and rate peg					

**This worksheet must reflect the rating structure levied in the previous year**

Rating Category (§514-518)	Name of sub-category	Number of Assessments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value (see note above)	Land Value of Land on Minimum	Notional General Income
Residential		37,974.00	0.19864			690.00	18,947.00	13,358,867,438	2,831,399,490	33,985,192
Business		1,816.00	0.40123			690.00	486.00	1,147,408,892	43,212,698	4,765,706
Farmland		5.00	0.17079			690.00	0.00	3,710,000		6,336
Total Assessments:		39,795.00	Total Rateable Land Value:					14,509,986,330	Sub-Total:	38,757,235

## Rockdale City Council

### Calculation of Notional General Income - Special Rates

[illegible]

Rockdale City Council

### Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income
Sub-Total:			

**Total Notional General Income:**

42,296,300

**Note:** Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including certain section 501 annual charges.



## WORKSHEET 3

## Calculation of Notional General Income - 2014/15

**This worksheet must contain the rating structure proposed for the first year of the special variation application.**

**Note: A rating structure that does not comply with the legislation may not be approved. It is Council's responsibility to check its rating structure with DLG before submission to IPART.**

### Calculation of Notional General Income - Ordinary Rates

Rating Category (s514-518)	Name of sub-category	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional General Income
Residential		37,974.00	0.20278			705.85	18,980.00	13,358,867,438	2,842,879,491	34,721,353
Business		1,816.00	0.41			705.85	486.00	1,147,408,892	43,212,698	4,870,247
Farmland		5.00	0.17472			705.85	0.00	3,710,000		6,482
Total Assessments:		39,795.00	Total Rateable Land Value:					14,509,986,330	Sub-Total:	39,598,083

### Calculation of Notional General Income - Special Rates

Special Rates (Name)	Number of Assess-ments	Ad Valorem Rate	Base Amount \$	Base Amount %	Minimum Amount \$	Number on Minimum	Land Value as at start of year	Land Value of Land on Minimum	Notional Income
Arncliffe Special	46.00	0.10571					18,273,300		19,317
Rockdale Special	274.00	0.15824					154,528,397		244,526
Bexley Special	90.00	0.11388					30,234,463		34,431
Brighton Special	92.00	0.09862					86,508,025		85,314
West Botany St Special	93.00	0.05828					73,467,110		42,817
Ramsgate Special	48.00	0.04698					21,246,200		9,981
Kingsgrove Special	43.00	0.09061					23,804,150		21,569
Banksia Special	13.00	0.05461					3,919,630		2,141
Ramsgate Beach Special	48.00	0.06047	227.34	48.00%			19,547,800		22,733
Community Safety Levy - Resider	1,816.00	0.00133	4.48	4.38%			13,358,867,438		185,809
Community Safety Levy - Busines	5.00	0.00224	4.48	0.09%			1,147,408,892		25,724
Community Safety Levy - Farmlar	0.00	0.00094	4.48	0.00%			3,710,000		35
Infrastructure Levy - Residential	1,816.00	0.02095	28.26	1.80%			13,358,867,438		2,850,003
Infrastructure Levy - Business	5.00	0.03436	28.26	0.04%			1,147,408,892		394,391
Infrastructure Levy - Farmland	0.00	0.01619	28.26	0.00%			3,710,000		601
Sub-Total:									3,939,390

## Calculation of Notional General Income - Annual Charges

Annual Charges (excluding water supply, sewerage and domestic and non-domestic waste management services)	No. of Assessments	Amount of Charge \$	Notional Income
sfs			
fg			
fg			
fg			
fg			
fg			
fg			
df			
Sub-Total:			0

Total Notional General Income

43,537,473

LESS: Valuation Objection Income - Proposed  
to be recouped in this year

NET Notional General Income

43,537,473

**Note:** Section 505(a) of the Act provides for those rates and charges that are to be included in general income, including certain section 501 annual charges.

**WORKSHEET 4****PERMISSIBLE GENERAL INCOME CALCULATION**

**Please check all income adjustments and expiring variation amounts with DLG before submitting the application.**

Prior year Notional General Income 42,296,300

**Less:** Decrease from expiry of a  
prior special variation.

Adjusted first year Notional General Income \$ **42,296,300**

**Plus:** Rate peg increase - first year 2.30% 972,815

**Plus:** Additional increase - first year  1,564,963

**Plus:** Crown Land adjustment - first year 0.00%

**Total special variation - first year 6.00% \$ 2,537,778**

**Other First Year Adjustments:**

(If known - Refer to advice from the DLG)

**Plus/Minus:** Prior year Catchup/Excess

**Minus:** Valuation Objections claimed in prior year

Total Adjustments (43,625)

**First year Permissible General Income \$ 44,790,453**

### IMPACT ON MINIMUM RATES, AVERAGE RATES AND OTHER CHARGES

**Note: rate estimates should reflect expected minimum or average rates, inclusive of any expiring variations.**

If the council levies minimum rates and proposes to set minimum amounts above the statutory limit for any category or sub-category, these rates should be detailed below. The % increase in ordinary minimum rates should be the same as the special variation increase in each year unless a separate minimum rates application is submitted.

Category	Sub-category or Special Rate name	Current Average Rates	Ordinary and Special Rates - with special variation							Cumulative Increases																						
		Year 1	Average Rates Year 1	Average Rates Year 2	Average Rates Year 3	Average Rates Year 4	Average Rates Year 5	Average Rates Year 6	Average Rates Year 7	Average Increases Year 1			Average Increases Year 2			Average Increases Year 3			Average Increases Year 4			Average Increases Year 5			Average Increases Year 6			Average Increases Year 7				
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative	Annual	%	Cumulative		
Residential		893.18	913.71	940.30	969.35	998.44			20.53	2.30%	26.59	2.91%	47.12	5.28%	29.05	3.09%	76.17	8.53%	29.09	3.00%	105.26	11.78%										
Business		2,616.77	2,676.92	2,757.18	2,839.88	2,925.06			60.15	2.30%	80.27	3.00%	140.42	5.37%	82.70	3.00%	223.12	8.53%	85.18	3.00%	308.30	11.78%										
Farmland		1,267.26	1,296.42	1,335.30	1,375.37	1,416.62			29.16	2.30%	38.88	3.00%	68.04	5.37%	40.07	3.00%	108.11	8.53%	41.25	3.00%	149.36	11.79%										
Special Rate	Amolife Special	410.47	419.92	432.52	445.51	458.85			9.46	2.30%	12.59	3.00%	22.05	5.37%	12.99	3.00%	35.04	8.54%	13.35	3.00%	48.39	11.79%										
Special Rate	Rockdale Special	972.35	892.43	919.21	946.79	975.46			20.08	2.30%	31.92	3.00%	46.87	5.37%	25.62	3.00%	74.80	8.53%	28.42	3.00%	103.22	11.79%										
Special Rate	Bexley Special	373.96	382.56	394.05	405.88	418.04			8.60	2.30%	11.49	3.00%	20.09	5.37%	11.82	3.00%	31.91	8.53%	12.16	3.00%	44.07	11.79%										
Special Rate	Brighton Special	969.69	992.02	1,021.80	1,052.48	1,084.06			22.33	2.30%	29.77	3.00%	52.10	5.37%	30.68	3.00%	82.78	8.54%	31.59	3.00%	114.37	11.79%										
Special Rate	West Botany St Special	450.04	460.39	474.21	488.43	503.05			10.35	2.30%	13.82	3.00%	24.17	5.37%	14.22	3.00%	38.39	8.53%	14.61	2.99%	53.01	11.78%										
Special Rate	Ramsgate Special	203.25	207.94	214.18	220.60	227.24			4.69	2.31%	6.24	3.00%	10.93	5.38%	6.42	3.00%	17.35	8.54%	6.64	3.01%	23.99	11.80%										
Special Rate	Kingsgrove Special	490.31	501.60	516.66	532.16	548.10			11.29	2.30%	15.06	3.00%	26.35	5.37%	15.50	3.00%	41.85	8.54%	15.94	3.00%	57.79	11.79%										
Special Rate	Bankside Special	180.94	164.65	169.59	174.69	179.94			3.71	2.30%	4.95	3.00%	8.65	5.38%	5.09	3.00%	13.75	8.54%	5.25	3.00%	19.04	11.80%										
Special Rate	Ramsgate Beach Special	462.98	476.81	491.17	505.91	521.09			13.89	2.30%	14.31	3.00%	28.20	6.09%	14.74	3.00%	42.93	9.27%	15.18	3.00%	58.11	12.55%										
Special Rate	Community Safety Levy - Residential	8.95	9.15	9.42	9.71	9.99			0.21	2.29%	0.27	2.96%	0.48	5.32%	0.28	2.98%	0.76	8.45%	0.28	2.90%	1.04	11.59%										
Special Rate	Community Safety Levy - Business	18.21	18.63	19.14	19.85	20.62			0.42	2.29%	0.51	2.73%	0.93	5.08%	0.71	3.70%	1.63	8.97%	0.77	3.89%	2.41	13.21%										
Special Rate	Community Safety Levy - Farmland	11.20	11.45	11.80	12.17	12.53			0.25	2.25%	0.35	3.07%	0.60	5.39%	0.37	3.10%	0.97	8.66%	0.36	2.93%	1.33	11.84%										
Special Rate	Infrastructure Levy - Residential	63.60	101.96	136.70	174.42	215.25			38.35	60.30%	34.75	34.08%	73.10	114.93%	37.71	27.59%	110.81	174.22%	40.84	23.41%	151.65	238.43%										
Special Rate	Infrastructure Levy - Business	153.09	245.35	328.53	419.73	518.11			92.26	60.27%	83.17	33.90%	175.44	114.80%	91.20	27.76%	266.64	174.17%	98.39	23.44%	365.02	238.44%										
Special Rate	Infrastructure Levy - Farmland	92.57	148.39	198.97	253.67	313.35			55.82	60.30%	50.59	34.09%	106.40	114.94%	54.70	27.49%	161.10	174.03%	59.67	23.52%	202.78	238.50%										

**Average Ordinary and Special Rates - without special variation (assumed rate peg only)**

[illegible]

(Enter the current annual charge and the proposed annual charge for each year of the application.)

**Sewerage Services - Annual Charges**

		Sewerage Services - Annual Charge							Cumulative Increases																											
Description	Current Average Rates	Annual Charge Year 1	Annual Charge Year 2	Annual Charge Year 3	Annual Charge Year 4	Annual Charge Year 5	Annual Charge Year 6	Annual Charge Year 7	Annual Increases Year 1				Annual Increases Year 2				Annual Increases Year 3				Annual Increases Year 4				Annual Increases Year 5				Annual Increases Year 6				Annual Increases Year 7			
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
		</																																		

Other Annual Charges	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	161
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[illegible]

WORKSHEET 5b

IMPACT ON DIFFERENT ORDINARY RATE LEVELS

The aim of this sheet is to show the impact of the proposed increases on different rate levels in the main ordinary rate categories (residential, business and farmland categories - as applicable). This worksheet must include the number of property assessments within each of the specified land value ranges. It must also include the estimated rate levels for the specified land values (eg \$50,000) over the period of the proposed special variation - both with and without the variation.

Note: rate estimates should reflect expected *actual* rates, inclusive of any expiring variations.

Has the council had a general land revaluation in Year 0?:

Ordinary Residential Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	5,937	\$50,000	\$690.00	\$705.85	\$727.03	\$748.84	\$771.31			
\$100,000 to \$199,999	8,255	\$150,000	\$690.00	\$705.85	\$727.03	\$748.84	\$771.31			
\$200,000 to \$299,999	3,599	\$250,000	\$690.00	\$705.85	\$727.03	\$748.84	\$771.31			
\$300,000 to \$399,999	2,997	\$350,000	\$695.24	\$709.73	\$732.55	\$754.53	\$777.18			
\$400,000 to \$499,999	6,481	\$450,000	\$893.88	\$912.51	\$941.85	\$970.11	\$999.23			
\$500,000 to \$599,999	5,801	\$550,000	\$1,092.52	\$1,115.29	\$1,151.15	\$1,185.69	\$1,221.28			
\$600,000 to \$699,999	2,877	\$650,000	\$1,291.16	\$1,318.07	\$1,360.45	\$1,401.27	\$1,443.33			
\$700,000 to \$799,999	1,376	\$750,000	\$1,489.80	\$1,520.85	\$1,569.75	\$1,616.85	\$1,665.38			
\$800,000 to \$899,999	355	\$850,000	\$1,688.44	\$1,723.63	\$1,779.05	\$1,832.43	\$1,887.43			
\$900,000 to \$999,999	75	\$950,000	\$1,887.08	\$1,926.41	\$1,988.35	\$2,048.01	\$2,109.48			
\$1,000,000 to \$1,499,999	105	\$1,250,000	\$2,483.00	\$2,534.75	\$2,616.25	\$2,694.75	\$2,775.63			
\$1,500,000 to \$1,999,999	80	\$1,750,000	\$3,476.20	\$3,548.65	\$3,662.75	\$3,772.65	\$3,885.88			
\$2,000,000 to \$2,999,999	27	\$2,500,000	\$4,966.00	\$5,069.50	\$5,232.50	\$5,389.50	\$5,551.25			
\$3,000,000 and greater	9	\$3,000,000	\$5,959.20	\$6,083.40	\$6,279.00	\$6,467.40	\$6,661.50			

Ordinary Residential Rates - without proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Residential Rates							
			Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	5,937	\$50,000	690.00	705.85	727.03	748.84	771.31			
\$100,000 to \$199,999	8,255	\$150,000	690.00	705.85	727.03	748.84	771.31			
\$200,000 to \$299,999	3,599	\$250,000	690.00	705.85	727.03	748.84	771.31			
\$300,000 to \$399,999	2,997	\$350,000	695.24	709.73	732.55	754.53	777.18			
\$400,000 to \$499,999	6,481	\$450,000	893.88	912.51	941.85	970.11	999.23			
\$500,000 to \$599,999	5,801	\$550,000	1,092.52	1,115.29	1,151.15	1,185.69	1,221.28			
\$600,000 to \$699,999	2,877	\$650,000	1,291.16	1,318.07	1,360.45	1,401.27	1,443.33			
\$700,000 to \$799,999	1,376	\$750,000	1,489.80	1,520.85	1,569.75	1,616.85	1,665.38			
\$800,000 to \$899,999	355	\$850,000	1,688.44	1,723.63	1,779.05	1,832.43	1,887.43			
\$900,000 to \$999,999	75	\$950,000	1,887.08	1,926.41	1,988.35	2,048.01	2,109.48			
\$1,000,000 to \$1,499,999	105	\$1,250,000	2,483.00	2,534.75	2,616.25	2,694.75	2,775.63			
\$1,500,000 to \$1,999,999	80	\$1,750,000	3,476.20	3,548.65	3,662.75	3,772.65	3,885.88			
\$2,000,000 to \$2,999,999	27	\$2,500,000	4,966.00	5,069.50	5,232.50	5,389.50	5,551.25			
\$3,000,000 and greater	9	\$3,000,000	5,959.20	6,083.40	6,279.00	6,467.40	6,661.50			

Ordinary Residential Rates - with proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$50,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$150,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$250,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$350,000	14.49	2.08%	22.82	3.22%	37.31	5.37%	21.98	3.00%	59.29	8.53%	22.65	3.00%	81.94	11.79%
\$450,000	18.63	2.08%	29.34	3.22%	47.97	5.37%	28.26	3.00%	76.23	8.53%	29.12	3.00%	105.35	11.79%
\$550,000	22.77	2.08%	35.86	3.22%	58.63	5.37%	34.54	3.00%	93.17	8.53%	35.59	3.00%	128.76	11.79%
\$650,000	26.91	2.08%	42.38	3.22%	69.29	5.37%	40.82	3.00%	110.11	8.53%	42.06	3.00%	152.17	11.79%
\$750,000	31.05	2.08%	48.90	3.22%	79.95	5.37%	47.10	3.00%	127.05	8.53%	48.53	3.00%	175.58	11.79%
\$850,000	35.19	2.08%	55.42	3.22%	90.61	5.37%	53.38	3.00%	143.99	8.53%	55.00	3.00%	198.99	11.79%
\$950,000	39.33	2.08%	61.94	3.22%	101.27	5.37%	59.66	3.00%	160.93	8.53%	61.47	3.00%	222.40	11.79%
\$1,250,000	51.75	2.08%	81.50	3.22%	133.25	5.37%	78.50	3.00%	211.75	8.53%	80.88	3.00%	292.63	11.79%
\$1,750,000	72.45	2.08%	114.10	3.22%	186.55	5.37%	109.90	3.00%	296.45	8.53%	113.23	3.00%	409.68	11.79%
\$2,500,000	103.50	2.08%	163.00	3.22%	266.50	5.37%	157.00	3.00%	423.50	8.53%	161.75	3.00%	585.25	11.79%
\$3,000,000	124.20	2.08%	195.60	3.22%	319.80	5.37%	188.40	3.00%	508.20	8.53%	194.10	3.00%	702.30	11.79%

Ordinary Residential Rates - without proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$50,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$100,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$250,000	14.49	2.08%	22.82	3.22%	37.31	5.37%	21.98	3.00%	59.29	8.53%	22.65	3.00%	81.94	11.79%
\$350,000	18.63	2.08%	29.34	3.22%	47.97	5.37%	28.26	3.00%	76.23	8.53%	29.12	3.00%	105.35	11.79%
\$450,000	22.77	2.08%	35.86	3.22%	58.63	5.37%	34.54	3.00%	93.17	8.53%	35.59	3.00%	128.76	11.79%
\$550,000	26.91	2.08%	42.38	3.22%	69.29	5.37%	40.82	3.00%	110.11	8.53%	42.06	3.00%	152.17	11.79%
\$650,000	31.05	2.08%	48.90	3.22%	79.95	5.37%	47.10	3.00%	127.05	8.53%	48.53	3.00%	175.58	11.79%
\$750,000	35.19	2.08%	55.42	3.22%	90.61	5.37%	53.38	3.00%	143.99	8.53%	55.00	3.00%	198.99	11.79%
\$850,000	39.33	2.08%	61.94	3.22%	101.27	5.37%	59.66	3.00%	160.93	8.53%	61.47	3.00%	222.40	11.79%
\$1,250,000	51.75	2.08%	81.50	3.22%	133.25	5.37%	78.50	3.00%	211.75	8.53%	80.88	3.00%	292.63	11.79%
\$1,750,000	72.45	2.08%	114.10	3.22%	186.55	5.37%	109.90	3.00%	296.45	8.53%	113.23	3.00%	409.68	11.79%
\$2,500,000	103.50	2.08%	163.00	3.22%	266.50	5.37%	157.00	3.00%	423.50	8.53%	161.75	3.00%	585.25	11.79%
\$3,000,000	124.20	2.08%	195.60	3.22%	319.80	5.37%	188.40	3.00%	508.20	8.53%	194.10	3.00%	702.30	11.79%



### Ordinary Residential Rates - with proposed special variation

[illegible]

**Ordinary Residential Rates - without proposed special variation**

[illegible]

### Ordinary Business Rates - with proposed special variation

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Ordinary Business Rates						
				Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	264	\$50,000	\$690.00	\$705.85	\$727.03	\$748.84	\$771.31			
\$100,000 to \$199,999	294	\$150,000	\$690.00	\$705.85	\$727.03	\$748.84	\$771.31			
\$200,000 to \$299,999	207	\$250,000	\$1,003.08	\$1,025.00	\$1,056.90	\$1,088.60	\$1,121.25			
\$300,000 to \$399,999	184	\$350,000	\$1,404.31	\$1,435.00	\$1,479.66	\$1,524.04	\$1,569.75			
\$400,000 to \$499,999	198	\$450,000	\$1,805.54	\$1,845.00	\$1,902.42	\$1,959.48	\$2,018.25			
\$500,000 to \$599,999	153	\$550,000	\$2,206.77	\$2,255.00	\$2,325.18	\$2,394.92	\$2,466.75			
\$600,000 to \$699,999	87	\$650,000	\$2,608.00	\$2,665.00	\$2,747.94	\$2,830.36	\$2,915.25			
\$700,000 to \$799,999	84	\$750,000	\$3,009.23	\$3,075.00	\$3,170.70	\$3,265.80	\$3,363.75			
\$800,000 to \$899,999	38	\$850,000	\$3,410.46	\$3,485.00	\$3,593.46	\$3,701.24	\$3,812.25			
\$900,000 to \$999,999	27	\$950,000	\$3,811.69	\$3,895.00	\$4,016.22	\$4,136.68	\$4,260.75			
\$1,000,000 to \$1,499,999	120	\$1,250,000	\$5,015.38	\$5,125.00	\$5,284.50	\$5,443.00	\$5,606.25			
\$1,500,000 to \$1,999,999	63	\$1,750,000	\$7,021.53	\$7,175.00	\$7,398.30	\$7,620.20	\$7,848.75			
\$2,000,000 to \$2,999,999	43	\$2,500,000	\$10,030.75	\$10,250.00	\$10,569.00	\$10,886.00	\$11,212.50			
\$3,000,000 and greater	54	\$3,000,000	\$12,036.90	\$12,300.00	\$12,682.80	\$13,063.20	\$13,455.00			

### Ordinary Business Rates - without proposed special variation

				Ordinary Business Rates						
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
\$0 to \$99,999		264	\$50,000	690.00	705.85	727.03	748.84	771.31		
\$100,000 to \$199,999		294	\$150,000	690.00	705.85	727.03	748.84	771.31		
\$200,000 to \$299,999		207	\$250,000	1,003.08	1,025.00	1,056.90	1,088.60	1,121.25		
\$300,000 to \$399,999		184	\$350,000	1,404.31	1,435.00	1,479.66	1,524.04	1,569.75		
\$400,000 to \$499,999		198	\$450,000	1,805.54	1,845.00	1,902.42	1,945.48	1,995.49		
\$500,000 to \$599,999		153	\$550,000	2,206.77	2,255.00	2,325.18	2,394.92	2,466.75		
\$600,000 to \$699,999		87	\$650,000	2,608.00	2,665.00	2,747.94	2,830.36	2,915.25		
\$700,000 to \$799,999		84	\$750,000	3,009.23	3,075.00	3,170.70	3,265.80	3,363.75		
\$800,000 to \$899,999		38	\$850,000	3,410.46	3,485.00	3,593.46	3,701.24	3,812.25		
\$900,000 to \$999,999		27	\$950,000	3,811.69	3,895.00	4,016.22	4,136.68	4,260.75		
\$1,000,000 to \$1,499,999		120	\$1,250,000	5,015.38	5,125.00	5,284.50	5,443.00	5,606.25		
\$1,500,000 to \$1,999,999		63	\$1,750,000	7,021.53	7,175.00	7,398.30	7,620.20	7,848.75		
\$2,000,000 to \$2,999,999		43	\$2,500,000	10,030.75	10,250.00	10,569.00	10,886.00	11,212.50		
\$3,000,000 and greater		54	\$3,000,000	12,036.90	12,300.00	12,682.80	13,063.20	13,455.00		

### Ordinary Business Rates - with proposed special variation

	Cumulative Increases															
Land value (for calculation of rates)	Increases Year 1			Increases Year 2				Increases Year 3				Increases Year 4				
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%		
\$50,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%		
\$150,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%		
\$250,000	21.92	2.19%	31.90	3.11%	53.82	5.37%	31.70	3.00%	85.52	8.53%	32.65	3.00%	118.17	11.78%		
\$350,000	30.69	2.19%	44.66	3.11%	75.35	5.37%	44.38	3.00%	119.73	8.53%	45.71	3.00%	165.44	11.78%		
\$450,000	39.46	2.19%	57.42	3.11%	96.88	5.37%	57.06	3.00%	153.94	8.53%	58.77	3.00%	212.71	11.78%		
\$550,000	48.23	2.19%	70.18	3.11%	118.41	5.37%	69.74	3.00%	188.15	8.53%	71.83	3.00%	259.98	11.78%		
\$650,000	57.00	2.19%	82.94	3.11%	139.94	5.37%	82.42	3.00%	222.36	8.53%	84.89	3.00%	307.25	11.78%		
\$750,000	65.77	2.19%	95.70	3.11%	161.47	5.37%	95.10	3.00%	256.57	8.53%	97.95	3.00%	354.52	11.78%		
\$850,000	74.54	2.19%	108.46	3.11%	183.00	5.37%	107.78	3.00%	290.78	8.53%	111.01	3.00%	401.79	11.78%		
\$950,000	83.31	2.19%	121.22	3.11%	204.53	5.37%	120.46	3.00%	324.99	8.53%	124.07	3.00%	449.06	11.78%		
\$1,250,000	109.62	2.19%	159.50	3.11%	269.12	5.37%	158.50	3.00%	427.62	8.53%	163.25	3.00%	590.87	11.78%		
\$1,750,000	153.47	2.19%	223.30	3.11%	376.77	5.37%	221.90	3.00%	598.67	8.53%	228.55	3.00%	827.22	11.78%		
\$2,500,000	219.25	2.19%	319.00	3.11%	538.25	5.37%	317.00	3.00%	855.25	8.53%	326.50	3.00%	1,181.75	11.78%		
\$3,000,000	263.10	2.19%	382.80	3.11%	645.90	5.37%	380.40	3.00%	1,026.30	8.53%	391.80	3.00%	1,418.10	11.78%		

### Ordinary Business Rates - without proposed special variation

	Cumulative Increases													
Land value (for calculation of rates)	Increases Year 1		Increases Year 2				Increases Year 3				Increases Year 4			
\$	Annual	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%	Annual	%	Cumulative	%
\$50,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$150,000	15.85	2.30%	21.18	3.00%	37.03	5.37%	21.81	3.00%	58.84	8.53%	22.47	3.00%	81.31	11.78%
\$250,000	21.92	2.19%	31.90	3.11%	53.82	5.37%	31.70	3.00%	85.52	8.53%	32.65	3.00%	118.17	11.78%
\$350,000	30.69	2.19%	44.66	3.11%	75.35	5.37%	44.38	3.00%	119.73	8.53%	45.71	3.00%	165.44	11.78%
\$450,000	39.46	2.19%	57.42	3.11%	96.88	5.37%	57.06	3.00%	153.94	8.53%	58.77	3.00%	212.71	11.78%
\$550,000	48.23	2.19%	70.70	3.11%	118.57	5.37%	69.74	3.00%	188.15	8.53%	71.83	3.00%	259.98	11.78%
\$650,000	57.00	2.19%	82.94	3.11%	139.94	5.37%	82.42	3.00%	222.36	8.53%	84.89	3.00%	307.25	11.78%
\$750,000	65.77	2.19%	95.70	3.11%	161.47	5.37%	95.10	3.00%	256.57	8.53%	97.95	3.00%	354.52	11.78%
\$850,000	74.54	2.19%	108.46	3.11%	183.00	5.37%	107.78	3.00%	290.78	8.53%	111.01	3.00%	401.79	11.78%
\$950,000	83.31	2.19%	121.22	3.11%	204.53	5.37%	120.46	3.00%	324.99	8.53%	124.07	3.00%	449.06	11.78%
\$1,250,000	109.62	2.19%	159.50	3.11%	269.12	5.37%	158.50	3.00%	427.62	8.53%	163.25	3.00%	590.87	11.78%
\$1,750,000	153.47	2.19%	223.30	3.11%	376.77	5.37%	221.90	3.00%	598.67	8.53%	228.55	3.00%	827.22	11.78%
\$2,500,000	219.25	2.19%	319.00	3.11%	538.25	5.37%	317.00	3.00%	855.25	8.53%	326.50	3.00%	1,181.75	11.78%
\$3,000,000	263.10	2.19%	382.80	3.11%	645.90	5.37%	380.40	3.00%	1,026.30	8.53%	391.80	3.00%	1,418.10	11.78%

### Ordinary Business Rates - with proposed special variation

[illegible]

### Ordinary Business Rates - without proposed special variation

[illegible]

Ordinary Farmland Rates - with proposed special variation				Ordinary Farmland Rates						
Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999	0	\$50,000								
\$100,000 to \$199,999	0	\$150,000								
\$200,000 to \$299,999	0	\$250,000								
\$300,000 to \$399,999	0	\$350,000								
\$400,000 to \$499,999	0	\$450,000								
\$500,000 to \$599,999	2	\$550,000	939.35	960.96	989.78	1,019.48	1,050.06			
\$600,000 to \$699,999	0	\$650,000								
\$700,000 to \$799,999	1	\$750,000	1,280.93	1,310.40	1,349.70	1,390.20	1,431.90			
\$800,000 to \$899,999	1	\$850,000	1,451.72	1,485.12	1,529.66	1,575.56	1,622.82			
\$900,000 to \$999,999	1	\$950,000	1,622.51	1,659.84	1,709.62	1,760.92	1,813.74			
\$1,000,000 to \$1,499,999	0	\$1,250,000								
\$1,500,000 to \$1,999,999	0	\$1,750,000								
\$2,000,000 to \$2,999,999	0	\$2,500,000								
\$3,000,000 and greater	0	\$3,000,000								

Land Value	Expected no. of property assessments in this valuation range in Year 1	Land value (for calculation of rates)	Ordinary Farmland Rates								
			Year 0 (Current Rate)	Rates Year 1	Rates Year 2	Rates Year 3	Rates Year 4	Rates Year 5	Rates Year 6	Rates Year 7	
				2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
\$0 to \$99,999		0.00	\$50,000								
\$100,000 to \$199,999		0.00	\$150,000								
\$200,000 to \$299,999		0.00	\$250,000								
\$300,000 to \$399,999		0.00	\$350,000								
\$400,000 to \$499,999		0.00	\$450,000								
\$500,000 to \$599,999		2.00	\$550,000	939.35	960.96	989.78	1,019.48	1,050.06			
\$600,000 to \$699,999		0.00	\$650,000								
\$700,000 to \$799,999		1.00	\$750,000	1,280.93	1,310.40	1,349.70	1,390.20	1,431.90			
\$800,000 to \$899,999		1.00	\$850,000	1,451.72	1,485.12	1,529.66	1,575.56	1,622.82			
\$900,000 to \$999,999		1.00	\$950,000	1,622.51	1,659.84	1,709.62	1,760.92	1,813.74			
\$1,000,000 to \$1,499,999		0.00	\$1,250,000								
\$1,500,000 to \$1,999,999		0.00	\$1,750,000								
\$2,000,000 to \$2,999,999		0.00	\$2,500,000								
\$3,000,000 and greater		0.00	\$3,000,000								

[illegible][illegible]

### Ordinary Farmland Rates - with proposed special variation

[illegible]

**Ordinary Farmland Rates - without proposed special variation**

[illegible]

**WORKSHEET 6****PROPOSED ADDITIONAL SPECIAL VARIATION INCOME AND EXPENDITURE**

This sheet shows how the council proposes to use the additional income from the special variation.  
Enter the change in operating balance (excluding capital items) and proposed spending over 10 years under each of the headings as relevant.  
Add or delete rows if necessary.  
For additional SRV income in years beyond the period of the special variation, use the same level of income as in the final year of the variation.

	Proposed Additional Special Variation Income and Expenditure										
	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Sum of 10 years
<b>INCOME</b>											
SRV income above the rate peg	1,564,963	2,950,361	4,463,239	6,105,173	6,105,173	6,105,173	6,105,173	6,105,173	6,105,173	6,105,173	#####
<b>OPERATING BALANCE</b>											
Change in Operating Balance											0
<b>OPERATING EXPENSES</b>											
Change in Operating Expenses (includes loan interest costs)											0
Loan - Renewals Portion Rockdale Aquatic Centre Redevelopment		242,000	223,000	201,000	178,000	155,000	131,000	105,000	78,000	49,000	1,362,000
											0
											0
											0
											0
<b>CAPITAL EXPENDITURE</b>											
Infrastructure Renewal	1,814,982	2,312,361	4,057,239	5,665,173	5,629,173	5,592,173	5,553,173	5,513,173	5,470,173	5,425,173	47,032,793
											0
											0
											0
<b>OTHER USES OF SV INCOME eg loan principal repayments, transfers to reserves</b>											
Loan - Renewals Portion Rockdale Aquatic Centre Redevelopment		396,000	415,000	437,000	460,000	483,000	507,000	533,000	560,000	589,000	4,380,000
											0
											0
											0
											0
											0
<b>Total use of special variation income</b>	1,814,982	2,950,361	4,695,239	6,303,173	6,267,173	6,230,173	6,191,173	6,151,173	6,108,173	6,063,173	52,774,793
Difference between additional SRV income and its uses	-250,019	0	-232,000	-198,000	-162,000	-125,000	-86,000	-46,000	-3,000	42,000	-1,060,019